

STRP Single & Two-Family Dwelling Inspection Guidelines

March 1, 2022

Inspection certification from a State Licensed Architect, Engineer or Home Inspector certifying that the home complies with all State and Local Residential Building and Fire Safety Codes as required by Metropolitan Code of Laws. The applicable codes include but are not limited to:

1. Metropolitan Government of Nashville & Davidson County, TN Code of Ordinances

§ 6.28.030.A.5.b and § 6.28.030.B.5.b - The STRP shall meet all applicable requirements of the state and local building and fire safety codes, including, but not limited to, having approved smoke alarms meeting Underwriters Laboratory (UL) 217 standards installed as follows:

- i. In all sleeping areas.
- ii. In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.
- iii. In each story within the sleeping unit, including basements.

* Amendments & Deletions made by the Metro Council at the adopting of the Codes may be found at: <https://nashville.legistar.com/ViewReport.ashx?M=R&N=Master&GID=787&ID=4654718&GUID=A3EC329-CD3E-446B-8127-C9707DCE7052&Extra=WithText&Title=Legislation+Details+With+Text>

All new construction shall meet the 2018 Codes. Newly renovated properties, the renovation shall meet the 2018 Codes. Properties that were code compliant when constructed remain compliant. However, to be approved for a STRP permit, all properties, regardless of date of construction, shall comply to the 2018 Codes for: (1) **Smoke Detectors**; Location & Interconnection, (2) **Egress Windows**, (3) **Premises ID**; Contrasting 3 inch numbers on the building or mailbox.

2. 2018 International Residential Code (IRC) for One- and Two-Family Dwellings published by the International Code Council.

* **Emphasis on** Section R314 in its entirety. **Special emphasis on** Sections R 314.3 & 314.4.

3. 2018 International Fire Code (IFC) - As it pertains to Single and Two-family Dwellings (IRC but not IBC)

* **Emphasis on** Section 907 as it pertains to Single and Two family Dwellings.

Special emphasis on Sections 907.2.10 Group R-1, 907.2.10.5 Interconnection.

* **Emphasis on** Section 10 "Means of Egress" as it pertains to Single and Two-family Dwellings. **Special emphasis on** Section 1030 "Emergency Escape & Rescue" - Egress windows.

* **6/2/22 Update from the Fire Marshall.** "Egress windows in Bedrooms (sleeping rooms) that were approved on the inspection for the final U & O Letter for the structure, are approved for the STRP Life Safety Home Inspection."

You may also refer to the **Complete Fire Marshal Inspection instructions** at:

https://filetransfer.nashville.gov/portals/0/sitecontent/Codes/docs/public_docs/STRP/FireDepartmentSTRPApplicantChecklist.pdf

* Questions about the Fire Code (IFC) should be directed to the Nashville Fire Dept. (615-862-5421).

Floor Plan - A verified Floor Plan must be submitted as a part of the Inspection Report.

The Homeowner may provide the floor plan, which the Inspector must verify, or the Inspector shall create and verify the floor plan. (A basic, but accurate floor plan is all that is required.)

Proof of Certification – Each page of the Inspection Report shall be Stamped, Sealed or Signed and dated by the Licensed Inspector and include the License number.